

विकास योजना - तिरोडा (सुधारित)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे  
कलम ३१(१) अन्वये मंजूर करणेबाबत -

महाराष्ट्र शासन

नगर विकास विभाग


शासन निर्णय क्रमांक:-टिपीएस-२४०३/२३९२/प्र.क्र.३/०५/नवि-९

मंत्रालय, मुंबई-४०००३२

दिनांक:- १२ जुलै, २००५

शासन निर्णय:- सोबतच्या तीन अधिसूचना महाराष्ट्र शासनाच्या नागपूर विभाग असाधारण  
राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
( मनोहर भारगवे )  
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

(यांना विनंती की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या

नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सादर कराव्यात.)

जिल्हाधिकारी, जिल्हा गोंदिया

मुख्याधिकारी, तिरोडा नगरपरिषद, तिरोडा, जि. गोंदिया

नगररचनाकार, भंडारा शाखा कार्यालय, भंडारा

व्यवस्थापक शासकीय मुद्रणालय, नागपूर विभाग, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या

राजपत्रात नागपूर विभाग, भाग-१ पुरवणी मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती ह्या

विभागास व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगर रचना,

नागपूर विभाग, नागपूर यांना पाठवाव्यात)

अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई-३२

(यांना विनंती करण्यात येते की, प्रस्तूतची अधिसूचना विभागाच्या वेब साईटवर ठेवावी.)

निवडनस्ती-(नवि-९)

**NOTIFICATION**  
**GOVERNMENT OF MAHARASHTRA**  
**URBAN DEVELOPMENT DEPARTMENT,**  
**MANTRALAYA, MUMBAI - 400 032**  
**Dated: 12<sup>th</sup> July, 2005**

**Maharashtra**  
**Regional & Town**  
**Planning Act,**  
**1966.**

NO. TPS 2403/2392/CR-3(A)/05/UD-9: Whereas, Tirora Municipal Council (hereinafter referred to as the said Municipal Council) being the Planning Authority within its jurisdiction, has submitted the Draft Revised Development Plan of Tirora (hereinafter referred to as the said Development Plan) to the State Government under sub-section (1) of Section 30 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) on 2/4/2002

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt of the Development Plan from the Planning Authority;

And whereas, the Government has decided to extend the time limit for sanctioning the said Development Plan under Section 31(1) of the said Act from 2/4/2002 upto and inclusive of 12/7/2005;

Now, therefore, in exercise of the powers conferred under the provision of sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 12/7/2005;

By order and in the name of Governor of Maharashtra .

  
(Manohar Bhargave)  
Section Officer.

## NOTIFICATION

### GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT MANTRALAYA, MUMBAI - 400 032

Dated : 12<sup>th</sup> July, 2005.

#### Maharashtra Regional and Town Planning Act 1966

(8)  
No. TPS 2403/2392/CR-3(A)/05/UD-9: Whereas, Tirora Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Resolution No. 8, dated 3/6/1997 has made a declaration under section 38 read with Section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) (hereinafter referred to as 'The said Act') of its intention to revise the sanctioned Development Plan and to prepare Draft Development Plan Tirora and the notice of the said declaration was published in the Maharashtra Government Gazette Part- I A Nagpur Division supplement dated 21/5/1998 on page no. 54 and 55;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction prepared and published a Draft Development Plan of Tirora (Revised) (hereinafter referred to as 'the said Development Plan') on 24/3/2000 and published a notice to that effect in Maharashtra Government Gazette, part- I A Nagpur Division supplement, dated 20/4/2000 in accordance with the provisions of sub-section (1) of section 26 of said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act, on 2/4/2002;

And whereas, in accordance with the provisions of sub section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the Government may decide;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development No. TPS 2403/2392/CR-3(A)/05/UD-9 dated 12/7/2005 has extended the period of sanctioning the said Development Plan for further period up to and inclusive of 12/7/2005;

And whereas, in accordance with provisions of sub section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan in part with modifications by excluding certain parts in which substantial changes have

been made;

And whereas, some of the modifications proposed to be made by the Government, are of substantial nature and requires republication under section 31 of the said Act, which are shown on the said Revised Development Plan verged in Pink colour and marked as excluded portion EP-1, EP-2, etc. (hereinafter referred to as 'the said excluded part');

Now, therefore, in exercise of the powers conferred by sub section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby;

(a) Sanctions part of the said Development Plan of Tirora as submitted under Section 30 subject to the modifications mentioned in the schedule enclosed herewith and shown in orange verge on the said Development Plan. Similarly the said excluded part is also shown bounded in pink verge and numbered as EP-1, EP-2,.....

(b) Fixes the 1/9/2005 from the date of publication of the Notification in Maharashtra Government Gazette to be the date on which final Development Plan of Tirora (Revised) (excluding the said Excluded Part of the Development Plan ) shall come in to force.

Note –

(i) The aforesaid final Development Plan of Tirora (Revised) (excluding the said Excluded Part) as sanctioned by the State Government with modifications shown in pink verge shall be kept open for inspection by public during working hours on all working days for a period of one ~~year~~ <sup>month</sup> in the office of the Tirora Municipal Council.

(ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

(iii) The Draftsman's errors which are required to be corrected as per actual situation on site/ or as per survey record, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council, Tirora after due verifications and with prior approval of Director of Town Planning, Maharashtra State, Pune.

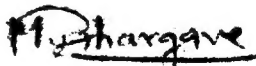
(iv) The reservation, designations and all other proposals which have not appeared in schedule of modifications and schedule of proposed modifications are hereby sanctioned for the respective purposes as designated in the Development Plan.

(v) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in green colour) on Development Plan are subject to changes if layout is revised. If the layout is revised and open space is shown elsewhere in residential zone the existing open space in the

layout as shown on Development Plan be treated as residential zone.

(vi) This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra

A handwritten signature in black ink, appearing to read 'Manohar Bhargave', with a horizontal line drawn underneath it.

(Manohar Bhargave)  
Section Officer.

## NOTICE

**GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT  
MANTRALAYA, MUMBAI - 400 032  
Dated : 12<sup>th</sup> July, 2005.**

**Maharashtra  
Regional and  
Town Planning  
Act 1966**

No. TPS 2403/2392/CR-3(C)/05/UD-9: Whereas, Tirora Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Resolution No. 8, dated 3/6/1997 has made a declaration under section 38 read with Section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) (hereinafter referred to as 'The said Act') of its intention to revised the sanctioned Development Plan and to prepare Draft Development Plan Tirora and the notice of the said declaration was published in the Maharashtra Government Gazette Part- I A Nagpur Division supplement dated 21/5/1998 on page no. 54 and 55;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction prepared and published a Draft Development Plan of Tirora (Revised) (hereinafter referred to as 'the said Development Plan ') on 24/3/2000 and published a notice to that effect in Maharashtra Government Gazette, part- I A Nagpur Division supplement, dated 20/4/2000 in accordance with the provisions of sub-section (1) of section 26 of said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said Development Plan in accordance with the provisions of section 28 of the said Act and submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act, on 2/4/2002;

And whereas, the Government of Maharashtra in Urban Development Department vide its Notification No. TPS 2403/2392/CR-3(B)/05/UD-9 dated 12/7/2005 has sanctioned part of the said Revised Development Plan of Tirora excluding some part as shown on Plan (numbered as EP-1, EP-2, etc) in pink colour (hereinafter referred to as 'the said excluded part');

And whereas, the Government of Maharashtra has proposed certain modifications in said excluded part of the Development Plan of Tirora which are considered to be of substantial nature;

Now, therefore, in exercise of the power conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra here by ;

(a) gives a notice announcing its intention to make certain modifications in the said excluded part of Revised

Development Plan Tirora as described in the schedule appended hereto.

(b) directs that a copy of the Plan showing proposed modifications in the said excluded part of Development Plan of Tirora should be kept open for public inspection on all working days in the office of the -


(i) Chief Officer, Municipal Council, Tirora  
(ii) The Deputy Director of Town Planning, Nagpur Division, Nagpur.

(c) invites suggestions and objections from any person in respect of proposed modifications within a period of 60 days from the date of publication of this notice in the Maharashtra Government Gazette. Any suggestion/ objection shall be addressed to the Deputy Director of Town Planning, Nagpur Division, Nagpur, Room No. 108/109/ 1<sup>st</sup> floor, Old Secretariat Building, Civil Lines, Nagpur 440 001 with a copy to the Principal Secretary, Urban Development Department, Mantralaya, Mumbai;

(d) appoints the Deputy Director of Town Planning, Nagpur Division, Nagpur, as an "officer" under sub section (2) of section 31 of the said Act,

(e) the "officer" i.e. Deputy Director of Town Planning, Nagpur Division, Nagpur is directed to hear any such person in respect of suggestions and objections received by him in the stipulated period and to submit his report thereon to the State Government.

By order and in the name of the Governor of Maharashtra .

  
(Manohar Bhargava)  
Section Officer.

# DEVELOPMENT PLAN OF TIRORA (REVISED)

## ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO. TPS 2403/2392/CR-3(B)/05/UD-9

Dated : 12<sup>th</sup> July, 2005.

### SCHEDULE OF MODIFICATIONS

Sr. No.	Modification No.	Site No./ Survey No.	Proposals as per published Plan under Section 26 (1)	Proposals as per submitted Plan under Section 30 (1)	Modifications sanctioned by Government under Section 31(1) of Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5	6
1	M-1	Site No.4	Shops	Shops	Site No.4, Shops is redesignated as "Shopping Centre"
2	M-2	Site No. 28A 28B	Vegetable Market Shopping Centre	Vegetable Market Shopping Centre	Sanctioned as proposed and corrections are made in Development Plan Report.
3	M-3	Site No.11	House for Dishouse	House for Dishouse	Site No.11, "House for Dishouse" is redesignated as "Housing for Dishoused".

  
(Manohar Bhargave)  
Section Officer.



# DRAFT DEVELOPMENT PLAN OF TIRORA (REVISED)

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO. TPS 2403/2392/CR-3(C)/05/UD-9

Dated : 12<sup>th</sup> July, 2005.

## SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

EP. No.	Excluded Portion No.	Site No./S.No.	Proposed Reservations/Allocations of Land Use published under Section 26 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Tirora	Proposed reservations/allocations of Land Use submitted under Section 30 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Tirora	Modifications of Substantial Nature as proposed by Government under Section 31(1) of Maharashtra Regional & Town Planning Act 1966
			4	5	6
1	2	3			
1	EP-1	Kh.No.81	Existing Tank	Land of Kh.No.81 is included in Residential Zone.	Land of Kh.No.81 is proposed to be shown as "Existing Tank" as shown on plan.
2	EP-2	Site No.1, Garden and Beautification of Tank (S.No. 105, 106)	Garden & Beautification of Tank	Deleted and included in Agriculture Zone.	Site No.1, (area 0.3 Ha.) is reinstated as "Garden and Beautification of Tank" as shown on plan. Remaining portion is included in Agriculture Zone/ No Development Zone as shown on plan.
3	EP-3	—	12 m. widening to the existing 9 m. road from Bidi Company to Sukadi Naka	12 m. widening is proposed to be deleted and shown as 9 m. wide.	12 m. widening is proposed to be reinstated as per published plan under Section 26.
4	EP-4	Site No.40, Stadium (S. No.126 p,124 p) Site No.41, Garden (S.No.126 p, 114 p,118 p, 119 p)	Stadium, Garden	Site No.40, Stadium is deleted and shifted on the land of S.No.195p, 201p, 202/2, 202/4 and the land under reservation Site No.40 is included in Residential Zone.	Site No.41 is proposed to be redesignated as "Garden and Beautification of Tank". The land of Kh.No.126 under Site No.40 is to be shown as "Existing Tank". Site No.40, "Stadium" is to be shifted and relocated on S.No.195 p, 201/1, 202/2, 202/4 of mauja Tirora.

5	EP-5	Kh.No.223/3 222/1	Alignment of 15 m. wide road through Kh.No. 222/1, 223/3, 222/4 as shown on plan.	Alignment of 15 m. wide road is shifted towards South and the land upto new 15 m. road is proposed to be included in Residential Zone.	Alignment of 15 m. wide road is to be reinstated as per published plan under Section 26 and land to the South of this 15 m. road proposed to be included in Agriculture Zone.
6	EP-6	Site No.12, S.No.38p	Garden	Eastern portion of Reservation No.12 is deleted from reservation & included in Residential Zone.	Eastern portion of Site No.12 is proposed to be included in Site No.12, "Garden" and this site is to be redesignated as "Garden and Beautification of Tank" as shown on plan.
7	EP-7	Site No.24, S.No. 82 p	Garden & Beautification of Tank	Site No.24, "Garden & Beautification of Tank" is deleted and included in Residential Zone.	Site No.24, "Garden and Beautification of Tank" is proposed to be reinstated as per plan published under Section 26.
8	EP-8	Site No.36, Garden (S.No. 201p, 194, 195/4, 206p, 200 p)	Garden	Western part of reservation (S.No.201 p, 194, 195/4) is deleted and included in Residential Zone.	Western portion of the site is proposed to be relocated for the reservation of Garden and eastern portion of the site is proposed to be included in Residential Zone as shown on plan.
9	EP-9	Site No.22 S.No.77/6, 77/2,78/3 p, 77/3p	Mandies and Godown	Reservation of Site No. 22 is deleted and shifted on S.No.438 to 441, 443,444 and the land so released is included in Residential Zone.	Site No.22 proposed under Section 26 is proposed to be deleted and included in Residential Zone. Designation of Site No.39 is proposed to be changed as " Mandies and Godown ". A new reservation No.22 is to be proposed on S.No.437, 438, 443, 444 for Play Ground as shown on plan.
10	EP-10	Site No.25 Kh.No.75, 76/5 p	Play Ground	Site No.25, Play Ground is deleted from reservation and included in Residential Zone.	Site No.25 is proposed to be deleted and included in Residential Zone as shown on plan.
		Site No.37, Kh.No.232/1 p	Town Hall	Site No.37, Town Hall is reinstated as Town Hall, Site No.37.	Site No.37, Town Hall is proposed to be reinstated as per plan published under Section 26 as shown on plan.

11	EP-11	Site No.32 Kh. No. 105 p	Play Ground	Site No.32, Play Ground is deleted from reservation and included in Residential Zone.	Site No.32, Play Ground proposed to be reinstated as per published plan under Section 26.
12	EP-12	Site No.21, Kh. No.869, 879 p	Truck Terminal	Site No.21, Truck Terminal is deleted and included in Residential Zone.	Site No.21, Truck Terminal is proposed to be reinstated as per published plan under Section 26.
13	EP-13	Kh. No.122/3	Proposed 12 m. wide D.P. road	Alignment of 12 m. wide D.P. road is shifted towards North.	Alignment of 12 m. wide D.P. road is proposed to be reinstated as per published plan under Section 26.
14	EP-14	Site No.26	Fire Brigade	Site No.26 is deleted and included in Residential Zone.	Site No.26 is deleted and the land so released is proposed to be included in Residential Zone.
15	EP-15	S.No.203 (old No.846) area 0.39 Ha. mauza Kharbodi	Existing Rice Mill	Existing Rice Mill	The location of Existing Rice Mill is shown in G. No.203 on plan submitted to Government under Section 30 is proposed to be included in Residential Zone and new location of Rice Mill is shown on S.No.838 as shown on plan.
16	EP-16	---	Congested boundary is not shown on plan	Congested boundary is not shown on plan	Congested boundary is proposed to be shown on plan.
17	EP-17	Site No.18	Shopping Centre	Shopping Centre	Site No.18, Shopping Centre is proposed to be deleted and land so released is proposed to be included in Existing Tank as shown on plan.
18	EP-18	Site No.31, S.No.103/1 P	Library	Library	Western portion (0.15 Ha.) of Site No.31 is proposed for "Fire Brigade" and the remaining portion of Site No.31 (0.14 Ha.) is proposed to be reinstated as "Library".
19	EP-19	---	Triangular portion of eastern side of Site No. 38 (open space)	Triangular portion of eastern side of Site No. 38 (open space)	Triangular portion of eastern side of Site No. 38 (open space) is proposed to be included in Residential Zone.
20	EP-20	---	---	---	High Flood Line is proposed to be shown on plan

# TO PROPOSED MODIFICATIONS OF DEVELOPMENT CONTROL RULES :

21	EP-21	Annexure E Sr.No.15	---	---	<p>New Rule below Appendix G-4 &amp; 5 is added as under :-</p> <p>i) The lands in Industrial Zone as mentioned in G-4 &amp; G-5 above are allowed to be developed for Residential user if the owner so desires, the Chief Officer should be independently entertain development permission for residential use subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary/zone, to be left within the land to be used for residential use subject to condition,</p> <p>(a) 10% amenity space is required to be proposed while sanctions layout,</p> <p>(b) NOC from Labour Department is necessary.</p> <p>1) Following Rule No. (viii) is added after the Rule No. (vii) :-</p> <p>viii) Space to be left around the building to secure a free circulation of air, admission of light and access for scavenging purposes,</p> <p>2) Following New Rule is proposed to be added as Rule No.2.38 after Rule No.2.37 :-</p> <p><b>2.38 Stilt or stilt floor :</b> Stilt or stilt floor means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.2 m. in height from the floor of stilt, raised maximum of the 15 cm above the average ground level and upto the lowest point of the ceiling (i.e. bottom of beam) for the purpose of parking vehicles, scooters, cycles etc.</p>

					3) Following new Rule is added as (xii) after Rule No. 5.1(e) (xi) :-
					(xii) : Give particulars of parking provided and required under Regulation No.21.
					4) Rule No.5.1 (f) deleted and added the following Rule :-
					<b>5.1 (f) Specification :</b> Specifications of proposed construction giving type of materials used, duly signed by qualified architect/engineer/supervisor shall accompany the notice; and
					5) New Rule No.5.1 (g) is proposed to be added as follows :-
					<b>5.1 (g) Supervision :</b> The notice shall be further accompanied by Certificate of Supervision by the qualified architect/engineer/supervisor who shall undertake supervision, in the prescribed form given in Appendix B.
					6) Rule No.9.4 is proposed to be deleted.
					7) Last paragraph of Rule No.20.1 is deleted & proposed to be added the following paragraph :
					The private or rental premises designated in Public-Semi public Zone will continue to be in this zone as long as Public-Semi public user exists, otherwise these lands shall be considered to be included in the adjoining major use zone.
					8) Rule No.20.3.2 (b) is to be deleted and proposed to be added following new rule
					<b>b) Ground coverage shall not exceed 1/3<sup>rd</sup> of the net plot area and built up area on all floors shall not exceed the net plot area. Parking spaces shall be provided as per Regulation No.21.</b>

					<p>9) To read the Table easily, following new foot note No-5 is proposed to be added below foot note No.4 :-</p> <p><b>Note 5 :</b> (i) Plot size should be related to road width.</p> <p>(ii) Front setback should be related to road width (read column No.1 to 4)</p> <p>(iii) Other marginal distances; permissible built up area etc., should be related to plot size (read column No. 3 to 8)</p>
					<p>10) Following new sub-rule 20.3.3 (a) is proposed to be added in Rule No.20.3.3 :-</p> <p><b>20.3.3 (a) :</b> For any of the above types of building total of built up area on all floors shall not exceed the net plot area.</p>
					<p>11) Following sub-rule F proposed to be added in the last Rule No.20.7.2 :-</p> <p><b>F) Room for Electronic Equipment of Cellular Mobile Telecommunication System :</b> Where permissible built-up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector as per requirement of Department of Telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for built-up area calculations but not exceeding 20 sq.mt. in any case. However, the permissible built-up area of the plot is not fully consumed, such benefit of treating it free from including in covered area for built-up area calculation shall not be given.</p>


					12) In Regulation No.22.14.1, provision as per B & C bye-laws and Development Control Rules is proposed to be reinstated and excess provision is to be deleted.
					13) Following new Rule No.C.5.2 is proposed to be added after Rule No.C.5.1 :-  <b>C.5.2 :</b> Every technical person must certify on plan that, the plans prepared by him are in accordance with the norms as specified by Indian Standards Institute and he will held responsible for any harm caused in earthquake due to negligence of the standards, if it is not possible for him to certify, then same should be obtained from Indian Standards Institute and accordingly be noted on plan.
					14) Following sentence is proposed to be added after the paragraph in Appendix B :-  " I have confirmed that the proposed construction is as per the norms as specified by Indian Standards Institute for resistance of earthquake."
					15) Word " Floor " in Appendix G-1 is proposed to be deleted and new provision of flour mill is proposed to be deleted on Sr. No.15 and following revised provision is proposed to be added :-  14) Flour mill is a separate building of ground floor only and having electric power supply not more than 7.5 KW and subject to other conditions prescribed by Municipal Council.

					<p>16) Provision of Appendix G-6.1, Sr.No.9 is in Marathi. This provision is proposed to be deleted and following new provision is proposed to be added :-</p> <p>9) Preparation of Raisins and plum from grapes.</p> <p>17) Following provision of Sr.No.10 in G-6.1 is proposed to be added instead of " LP Gas Godown"</p> <p><b>10) L.P.GAS GODOWN SUBJECT TO FOLLOWING CONDITIONS :</b></p> <p>i) Plot area should not less than 2000 sq.mt.</p> <p>ii) Maximum built-up area permissible 20%</p> <p>iii) Only ground floor structure is permissible.</p> <p>iv) NOC from Controller of Explosives &amp; Fire Brigade Authority should be obtained.</p> <p>v) Conditions imposed by Municipal Council should be followed.</p> <p>vi) Prior approval should be obtained from Divisional Deputy Director of Town Planning.</p> <p>18) Appendix G-7- In 3<sup>rd</sup> line of (viii) of Appendix G-7, 500 mt is proposed to be replaced instead of 1000 mt.</p> <p>19) In column No.4 (i) on 7<sup>th</sup> line, "net area" is proposed to be replaced instead of "plot area" In this column No.4, following Sr.No.(iii) is proposed to be added after Sr.No.(ii) :</p> <p>(iii) The owner may choose only one option from (i) &amp; (ii) above, at a time, no chance is entertained for the sanctioned option for partly area.</p>



					<p>20) Following new rule is proposed to be added as Rule No.21.4 in Rule No.21 "Parking Spaces"</p> <p><b>21.4 : Parking spaces at stilt floor:-</b></p> <p>A) The height of stilt shall not be more than 2.20 mt. measured from the floor of stilt, raised maximum upto 15 cm above the average ground level, upto the lowest point of the ceiling (i.e. Bottom of Beam).</p> <p>B) Area of stilt shall not exceed the maximum permissible built-up area at ground floor.</p> <p>C) Height of building with a stilt shall not exceed the maximum permissible height as given in Regulation No.20.6.</p> <p>D) Stilt shall be kept open from all sides (or atleast three sides)</p> <p>E) Stilt floor should be used only for parking, it can not be used for any other purpose.</p> <p>F) Stilt constructed as per above conditions shall not be included in covered area calculations or built up calculations.</p>
					<p>21) Following Rule is proposed to be added as Rule No. (g) in Rule No.20.7.2.</p> <p><b>(g) Stilt floor space constructed as per Regulation No.21.4 and used as parking space.</b></p>
<b>NEW REGULATIONS IN DEVELOPMENT CONTROL RULES:</b>					
					<p>22) Following new Regulation No.29 regarding Installation of Water Heating System is proposed to be added on page No.89 of D.C.R. (No.DCR-1094/2829/UD-11, dated 19.9.1995)</p>
					<p>23) Building bye-laws regarding providing facilities for physically handicapped persons. (No.TPB/43/2001/1829/CR-216/2001/UD-11, dated 25.2.2002)</p>

						<p>24) Regarding commercial use of land in the possession of MSRTC. :- Notwithstanding any thing to the contrary in these regulations or the Development Plan/ planning proposals land in the possession of the MSRTC shall be allowed to be developed for commercial use to the extent of 50% of the admissible Floor Space Index (FSI) subject, however to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra Home Department, Resolution No. STC 3400/CR-148/TR-1, dated 1<sup>st</sup> February 2001 as may be modified from time to time.</p>
						<p>25) Regulation for Information Technology No. TPS 2004/687/CR 26/2004/UD-13, dated 20<sup>th</sup> May 2004</p>
						<p>26) Regulation for Rain Water Harvesting. No. TPB-432001/2133/CR-230/01/UD-11, dated 10.3.2005.</p>

  
 (Manohar Bhargave)  
 Section Officer.